

PROJECT DATA

EXISTING ZONING : C-1 PROPOSED ZONING : C-2
 EXISTING FORM DISTRICT : TRADITIONAL MARKETPLACE CORRIDOR
 TOTAL SITE AREA : 0.21 ACRES 9,100 SQUARE FEET
 TOTAL BUILDING AREA : 1,446 SF
 EXISTING FAR : 0.16
 COMBINED PARKING CALCULATION:
 REQUIRED TASTING AREA PARKING MAXIMUM 300 SF/ 50 : 6 SPACES
 (based on tasting area of 300sf) MINIMUM 300 / 100 : 3 SPACES
 REQUIRED DISTILLERY EMPLOYEE PARKING MAXIMUM : 4 SPACES
 (based on 1 shift employment of 4, max.1 per and min. 1 per 1.5 employees) : 3 SPACES
 TOTAL REQUIRED PARKING MAXIMUM : 10 SPACES
 TOTAL REQUIRED PARKING MINIMUM : 5 SPACES*
 6 SPACES PROVIDED**

*Includes 10% deduction for transit proximity **Includes 4 on-street parking spaces

BIKE PARKING PROVIDED - 2
 NOTE: 'NO SUBSTANTIAL NEW SITE WORK IS PROPOSED'

PLANNING NOTES

1. LOTS TO BE CONSOLIDATED PENDING DEVELOPMENT PLAN APPROVAL AND PRIOR TO CONSTRUCTION.
2. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3. ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
4. NO ADDITIONAL TREE CANOPY REQUIRED PER LAND DEVELOPMENT CODE CHAPTER 10, PART 10.1.2 OR LANDSCAPING PER PART 10.2.
5. CITY SERVICES TO BE UTILIZED FOR REFUSE COLLECTION.

WORKS NOTES

1. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
2. CONSTRUCTION BOND AND PERMIT ARE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
3. WHEELSTOPS AND PROTECTIVE CURBING AT LEAST 6" HIGH AND 6" WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY TO PROTECT LANDSCAPED AREAS AND ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE AT LEAST THREE FEET FROM ANY ADJACENT WALL, FENCE OR PROPERTY LINE, WOODY VEGETATION OR STRUCTURE.
4. A RIGHT-OF-WAY WAIVER IS REQUESTED TO ALLOW THE EXISTING 60' DIXIE HIGHWAY RIGHT-OF-WAY TO REMAIN.
5. BOX AND PICK-UP TRUCKS TO SERVICE SITE FROM PARKING LOT PRIOR TO TASTING ROOM HOURS.
6. EXISTING SIDEWALK RECONSTRUCTION SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO BOND RELEASE.

MSD NOTES

- EXISTING IMPERVIOUS : 4,040 SF NEW IMPERVIOUS : -70 SF TOTAL IMPERVIOUS : 3,970 SF
 DISTURBED AREA : 266 SF
1. PROJECT TO UTILIZE EXISTING SEWER CONNECTION.
 2. APPROVAL BY MSD INDUSTRIAL WASTE DEPARTMENT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.
 3. MSD SINGLE LOT RESIDENTIAL CONSTRUCTION PERMIT REQUIRED.

APCD NOTES

1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS NEIGHBORING PROPERTIES.

PDS#18ZONE1091
 DEVELOPMENT PLAN
**Brough Brothers
 Micro-Distillery**



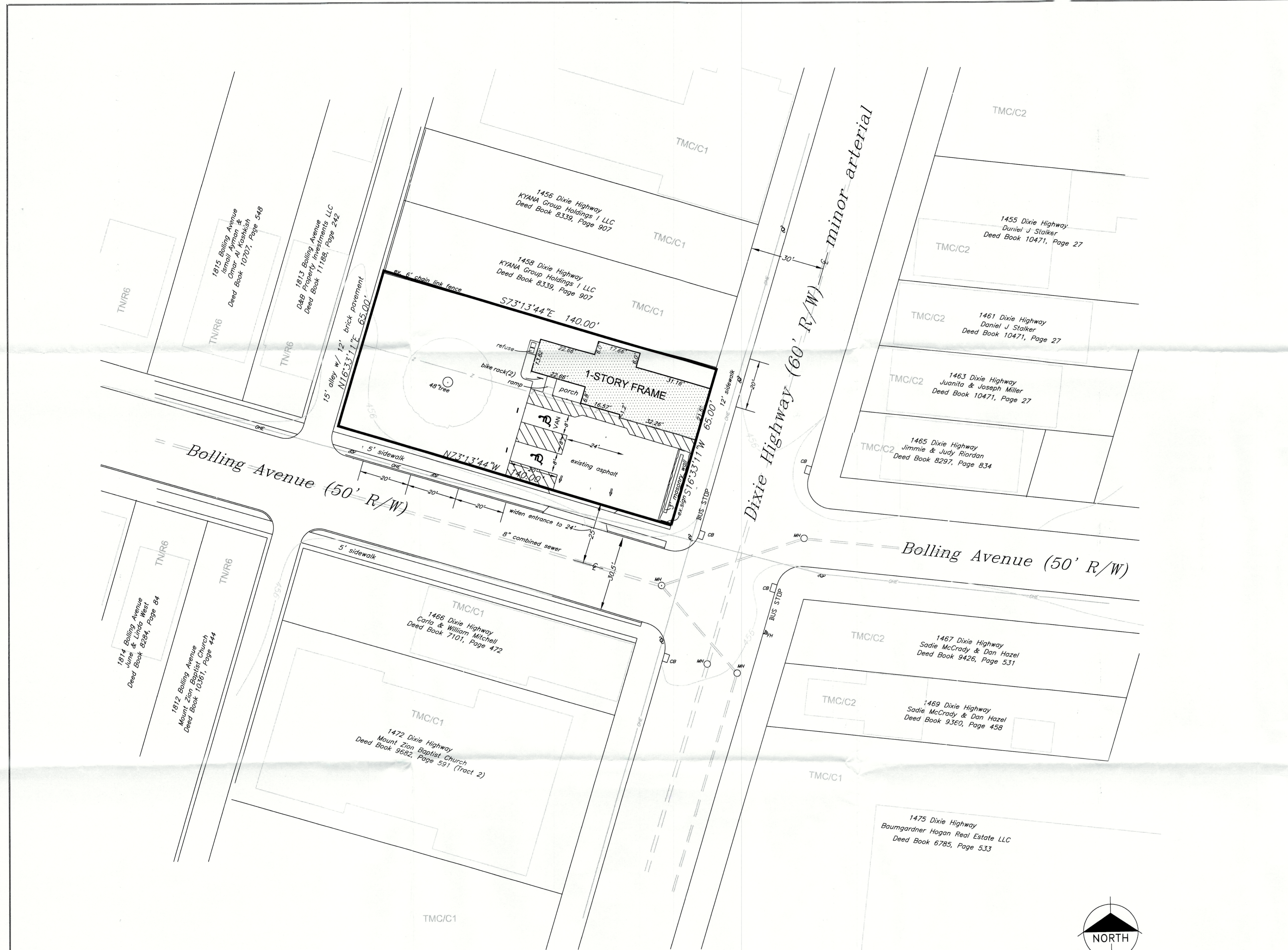
1460 & 1462 Dixie Highway
 DEED BOOK 9230, PAGE 442 TAX BLOCK 41C, LOT 130 PARCEL ID: 041C01300000
 DEED BOOK 9230, PAGE 442 TAX BLOCK 41C, LOT 131 PARCEL ID: 041C01310000

Developer / Victory Global LLC 502-413-6814
 7004 Creekside Way, Fairfield, OH, 45011

Owner / Robert Berry Sr.
 9005 Grand Pointe Court, Louisville, KY 40214-5957

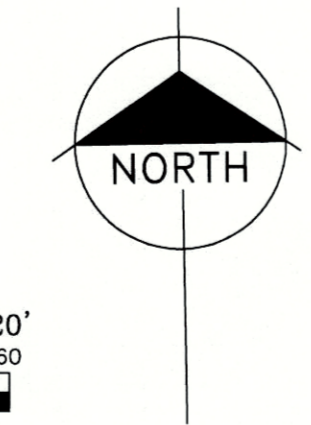
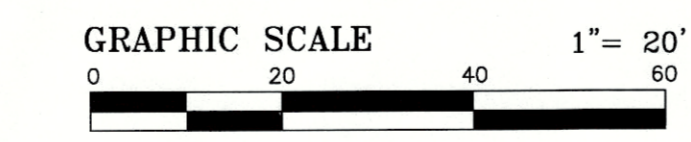
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LEGEND

	SHEET DRAINAGE FLOW
	EXISTING CONTOUR
	EXISTING UPOLE W/ OVERHEAD ELECTRIC
	COMBINED SEWER W/ MANHOLE
	CATCH BASINS
	FIRE HYDRANTS



MILLER • WILHRY
 MWGLLC
 Land Planners • Engineers • Surveyors
 1387 South Fourth Street, Louisville, KY 40208 Tel (502)636-5501

REVISIONS	SCALE
	1"=20'
	DR.
	CK.
	DATE
	3-22-2019

18ZONE1091